

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4415

Magi No. .

DOE ☐ yes ☐ no

1. Name

(indicate preferred name)

historic

418 West Franklin Street

and/or common

McCormick Paints

2. Location

street & number

418 W. Franklin Street

☐ not for publication
~~Seventh~~

city, town

Baltimore

☐ vicinity of

congressional district

Baltimore

state

Maryland

county

3. Classification

Category

☐ district

☒ building(s)

☐ structure

☐ site

☐ object

Ownership

☐ public

☒ private

☐ both

Public Acquisition

☐ in process

☐ being considered

☒ not applicable

Status

☒ occupied

☐ unoccupied

☐ work in progress

Accessible

☒ yes: restricted

☐ yes: unrestricted

☐ no

Present Use

☐ agriculture

☒ commercial

☐ educational

☐ entertainment

☐ government

☐ industrial

☐ military

☐ museum

☐ park

☐ private residence

☐ religious

☐ scientific

☐ transportation

☐ other:

4. Owner of Property

(give names and mailing addresses of all owners)

name

Thomas McCormick, James Wittenesey, Allison Gordon

street & number

2355 Lewis Avenue

telephone no. MD 20851

city, town

Rockville

state and zip code

5. Location of Legal Description

courthouse, registry of deeds, Baltimore City Courthouse

CWM4174

liber

street & number

100 N. Calvert Street, Room 610

119

folio

city, town

Baltimore

state

6. Representation in Existing

Historical Surveys

title

date

☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town

state

7. Description

Survey No. B-4415

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1830 house is a three-story, three-bay, gable-roofed building facing south on West Franklin Street. It abuts a partywall structure to the west and an empty parking lot to the east. The street frontage is 25- and the depth is 94'9".

The first story has been altered into four bays and is covered with circa 1960s formstone. The first bay contains a glazed door with a blocked transom. The second bay contains a glazed door with a blocked transom; this door opens into the commercial first story. The third and fourth bays contain a large 28-light display window. An awning is suspended over the first story.

The second and third stories are laid in brick flemish bond. The windows are 2/2 sash with brick splayed jack lintels and stone sills.

The brick dentil cornice has an alternating pattern of projecting and recessed headers. The gable roof has chimney stacks rising above the west wall.

The east wall is parged over. The building was most likely originally part of a partywall row. The gable end is very deep.

The back (north) wall is parged, with a door in the first bay. The second and third stories have one window in the second bays with stone sills and splayed jack arches. The second-story window is boarded up; the third-story window is broken 4/4 sash. A two-brick corbelled cornice runs across the top.

The interior of the first story is finished with peg board and acoustic tile ceiling. There is no stair case behind the door in the first bay, contrary to expectations. A later period ladder stair is positioned against the east wall.

8. Significance

Survey No. B-4415

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	Builder/Architect	unknown
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D		
and/or		
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G		
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local		

Prepare both a summary paragraph of significance and a general statement of history and support.

The preservation of this house and several others in the row on Franklin Street is a significant feature for showing the architectural and community development in Baltimore. This building is a good example of a circa 1825 house. The flemish bond facade, three-bay width, three-story height, splayed jack arches, corbelled cornice, and gable roof are all still visible. The size and massing of this small house is illustrative of an early nineteenth-century house, and possibly shop-house, form. The presence of a dwelling, or possibly combination shop-houses, in this block indicates the residential character of the neighborhood in the early nineteenth century. It is possible this building was originally a shop-house type. The first story would have been used for commercial purposes and the upper stories would have been used as dwelling quarters. Architectural historian Richard Longstreth writes that "the rapid growth of commerce and manufacturing after independence led to a proliferation of the shop-house form in both new buildings and existing ones altered so that their commercial purpose was clearly indicated on the exterior. Shop-houses prevailed in emerging commercial centers of cities and towns alike through the early decades of the 19th century. Examples can still be seen in areas that have not experienced radical change, even though the shopfronts themselves have almost always been altered. . . the upper section retaining a domestic character."¹ The two entrance doors may date to the original period of construction, although their non-symmetrical alignment suggests a later addition, perhaps during the first renovation to a separate tenants' shop and house form. The two doors cut into this facade also indicate the growing segmentation of use of the building. The one door would access the street-level shop and the other would serve the upstairs.

¹ Longstreth, Buildings of Main Street, p. 24.

9. Major Bibliographical References

Survey No. B-4415

Richard Longstreth, The Buildings of Main Street
(Washington: Preservation Press, 1987).

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Diane Shaw, Architectural Historian

organization CHAP, Room 1037 date December 22, 1991

street & number 417 E. Fayette Street telephone 301-396-4866

city or town Baltimore state MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

B-4415
418 West Franklin Street
Baltimore, MD
Section 8 Significance
8.1

Later alterations to the first story indicate the changing focus of Franklin Street from residential to commercial. Longstreth continues, "the gradual abandonment of the shop-house as the dominant form of commercial architecture was due to the ever-increasing demands for trade and professional services along with a corresponding increase in land values, all of which fostered the design of buildings used entirely for commercial purposes."² Rather than tearing down this building as commercial usage took precedent, the owner was able to convert the building. In addition to the double entrances, a display window was inserted into the second and third bays. The current window, however, is of recent date, as is the formstone veneer over the first story. The formstone is an example of a urban architectural renewal, Baltimore style circa 1960s.

² Longstreth, The Buildings of Main Street, pp. 24,29.

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:
Agricultural-Industrial Transition, 1815-1870

Historic Period Themes:
Architecture
Economics

Resource Type:
Building

Historic Environment:
Urban

Historic Function and Use:

Residential

Known Design Source:
None

B-4415

BLOCK REVISED
 LOTS 14/15 THRU 25, 31 THRU 34, 36, & 38 THRU 53. A55M CHANGED & LOTS CONS'D PER D.P. C.S.H. 86-382-384
 LOT 16/25 DIV. PER D.P. & DEED C.H. 89-31B
 LOTS 30A-31A PER DEED & SUB-DIV. C.S.H. 90-188



CITY OF BALTIMORE
DEPARTMENT OF PUBLIC WORKS

PROPERTY LOCATION DIVISION

WARD 17 SECTION 8

BLOCK 547-A

SCALE: 1"=50'-0" DATE: MAY 1986

SAINT MARY ST

PENNSYLVANIA AVE

B-4415

JASPER ST

GEORGE ST

ACADEMY AVE

W CENTRE ST

W FRANKLIN ST

N EUTAW ST

PIERCE ST

PIERCE ST

PIERCE ST

STATE ST

N HOWARD ST

W MULBERRY ST

N PACAST ST

N GREENE ST

DIAMOND ST

GIS data Courtesy of
the City of Baltimore, MOIT/EGIS





B-4415

418 W. Franklin St

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade, south elevation

1/2



B-4015

418 W. Franklin St.

Baltimore MD

Drane Shaw

8/91

Maryland SHPO

West elevation

2/2